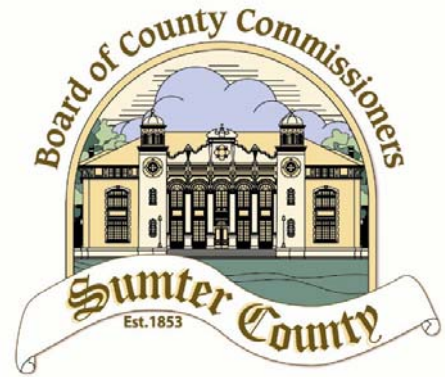


# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **August 15, 2005**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Marie Keenum-911 Coordinator, Dan Hickey-Fire Services, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

### **Approval of Minutes-**

Mr. Springstead made a motion to approve the minutes from August 8, 2005. Mrs. Keenum seconded the motion and the motion carried.

### **NEW BUSINESS-**

#### **The Villages: Florida Heart and Vascular Center – Major Development – Preliminary and Engineering Review**

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a 12,770 square foot building to be utilized as a medical office. Staff comments were discussed regarding the following items: vicinity map scale, construction detail manual updates, proposed number of employees, and surrounding properties. Drainage issues within Spanish Plaines should be addressed in the Memorandum of Agreement. All impervious areas need to be compared to the accumulative information provided with the MOA. Banderos Avenue will be the primary access. The general location of the project was discussed. A fire hydrant needs to be relocated from the southeast corner to the northwest corner.

Ricky Hendrix, Barrineau Ginn & Associates, arrived at 2:07 PM.

Engineering comments were discussed and consisted of the following items: project boundaries, joint access driveway location, and platted roads. All major roadways are platted while the interior roads are part of the project design. All setbacks need to be verified with the MOA. Roadway maintenance within common areas and the proposed dumpster location was discussed.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to further review of the MOA and verification of drainage compliance by submitting the impervious surface calculations. Mrs. Howard seconded the motion and the motion carried.

### **VOS: Unit 117 – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 143-lot/1-tract subdivision. All comments have been received by the applicant and will be addressed. Staff will check with Attorney Neal and verify if she has any additional comments.

Mr. Springstead moved to approve the final plat, subject to all comments, including any attorney comments, being addressed. Mrs. Keenum seconded the motion and the motion carried.

Mr. Springstead and Mr. Hickey excused themselves at 2:17 PM.

**OLD BUSINESS:**

**Lakeside Landings fka (The Villas on Lake Miona) Recreation Center and Clubhouse – Major Development – Preliminary and Engineering Plan Review**

Jim Tackett, developer, and Troy Locklin, Farner Barley and Associates, Inc., were present and requesting preliminary and engineering approval to construct a recreation building, restroom building, and pool equipment building. A variance request has been submitted regarding utilizing an easement on adjoining property as a buffer. A legal description for the easement is required and the easement agreement will need to be recorded. Mrs. Rogers noted this type of variance request is not granted on a normal basis, but due to sufficient research on the issue, the request has been considered and presented to the Committee. Staff comments were discussed and consisted of the following items: vicinity map scale, surrounding properties, 20' buffer on the northern project boundary, rezoning boundary vs. ownership boundary, and interior road setbacks. The proposed pool building is actually a walled compound for pool maintenance equipment and will be relabeled for the proper use. A liquor license is required for the service of beer, wine, and liquor, therefore, a club license has been applied for. Engineering comments have been received by the applicant and will be discussed with Mr. Ginn.

Mrs. Webb moved to approve the preliminary and engineering plans, subject to revised plans being submitted addressing all comments. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for August 22, 2005.

Meeting adjourned at 2:27 PM.